

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Rick Rasberry, CESSWT Date: 8/28/17

Applicant Name (typed or printed): Rick Rasberry (Lake Austin Boat Dock & Shoreline Permits)

Applicant Mailing Address: 2510 Cynthia Ct

City: Leander State: Tx Zip: 78641

Phone (will be public information): (512) 970-0371

Email (optional – will be public information): rick@rickrasberry.com

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: _____

Owner Name (typed or printed): Dustin Donnell

Owner Mailing Address: 1615 Westlake Drive

City: West Lake Hills State: Tx Zip: 78746

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Rick Rasberry (Lake Austin Boat Dock & Shoreline Permits)

Agent Mailing Address: 2510 Cynthia Ct

City: Leander State: Tx Zip: 78641

Phone (will be public information): (512) 970-0371

Email (optional – will be public information): rick@rickrasberry.com

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Additional Information Provided as Attachments:

EXHIBIT A -- COVER LETTER TO BOARD

EXHIBIT B -- EXAMPLE COA APPROVALS FOR OTHER BEE CREEK AREA DOCKS

EXHIBIT C -- FULL SIZE SITE PLANS SP-2017-0228DS



August 28, 2017

Board of Adjustment Members

City of Austin

Re: Request for Approved Variance LDC 25-2-1176(A)(2) and LDC 25-2-1176(A)(4) Regarding Boat Dock Length and Width Conditions, Boat Dock Remodel, SP-2017-0228DS, 1615 Westlake Drive on Lake Austin, TX

Dear Board Members:

On behalf of the Owner of the referenced property I am requesting approval to allow for the proposed boat dock remodel improvements to include the slight length and width adjustments.

The original boat dock on the property was designed and built more than sixty (60) years ago and is very small in relation to boat dock designs made now to safely accommodate much larger modern-day watercraft sizes and configurations.

The Owner is requesting Board approval to increase the width of the boat dock by 4.3 feet, and to increase the length by 1.9 feet. This would be the minimum safe design footprint arrangement necessary to accommodate the Owner's two large watercraft, and would be a commensurate footprint size of 30' X 30' commonly approved by COA.

The existing residential lot/property has been fully developed with a single-family residence and accessory boat dock for several decades. While the residential property is in the city limits of West Lake Hills, the proposed plans and specifications comply with City Code 25-7-62 along with all other parts of City Ordinance No. 20140626-113 *Relating to the Lake Austin Zoning District and the Regulation of Boat Docks, Bulkheads, and Shoreline Access.*

We would present the following examples of COA approved boat docks in the Bee Creek area with similar size variance conditions for your consideration (details found in Exhibit B):

1. 1855 Westlake Drive 30' X 30'
2. 1 Hidden Cove 30' X 40'
3. 1887 Westlake Drive 30' X 35.5'
4. 1847 Westlake Drive 30' X 30'
5. 1611 Westlake Drive 30' into channel

Board of Adjustment Members

Request for Approved Variance LDC 25-2-1176(A)(2) and LDC 25-2-1176(A)(4)

August 28, 2017

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It should be noted that the property Owner is seeking no special privilege to remodel the boat dock and other necessary appurtenances not already given to owners of other similarly situated property with approximately contemporaneous development, and as provided. The proposal would result in promoting ecological function and maintaining the natural character of the lakeshore. Any denial of the requested application for variance would be construed as deprivation of a privilege given to other property owners and would effectively deny the property Owner a reasonable use.

Please let me know if you should have any questions or require any additional information and we look forward to receiving your favorable reply of acceptance.

Very truly yours,



Ricky "Rick" Rasberry, CESSWI

cc: Dustin Donnell

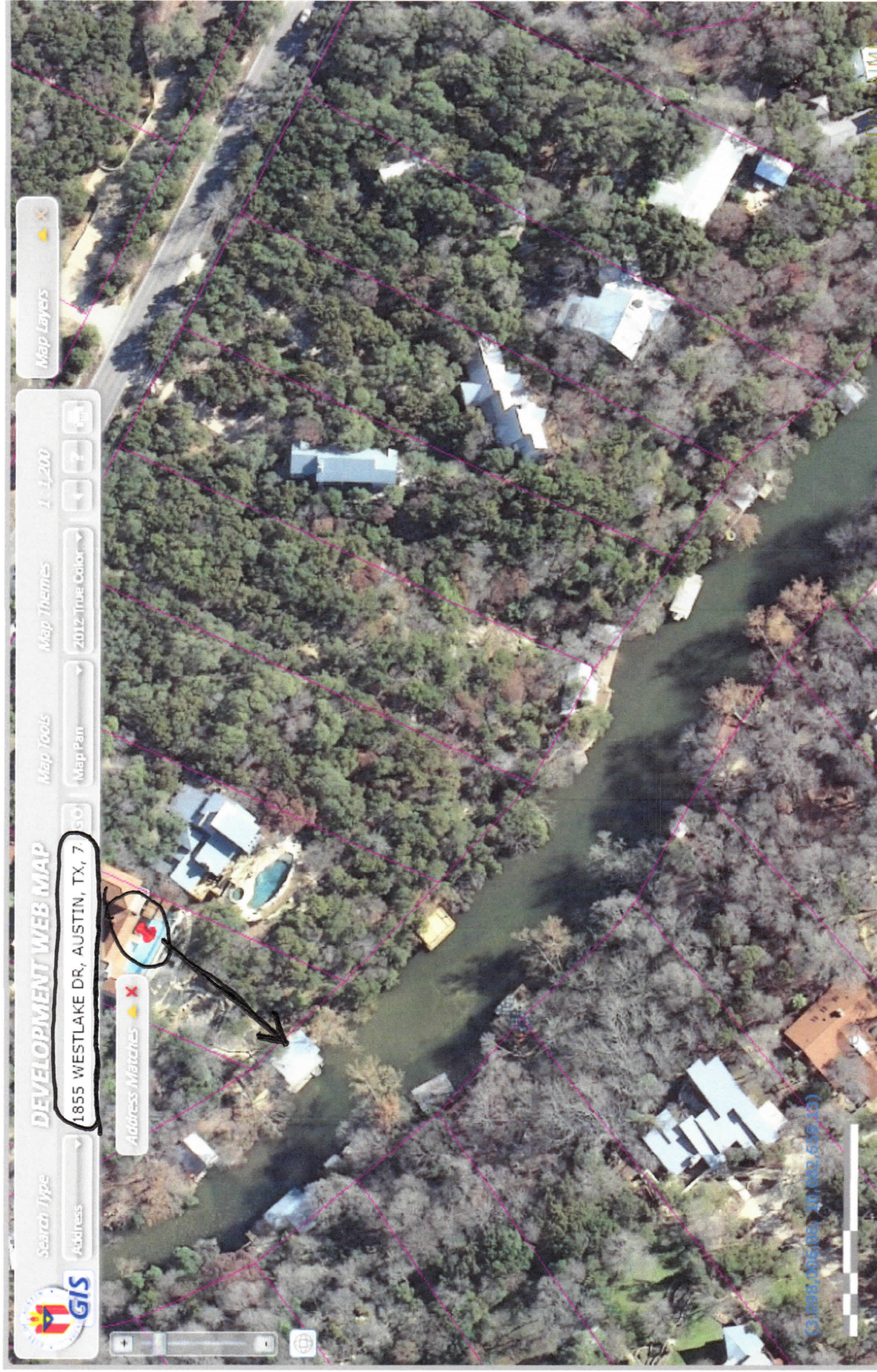
EXAMPLE DOCK SITES FOR BOA CONSIDERATION



003/101
Exhibit B1 of 35

PREPARED BY RICK
RASBERRY 8/25/17

003/102
B20785



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PERMIT INFORMATION

	Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder
21	2010-056373 BP	2010-056373 BP	Demolish detached garage. ***ALREADY DEMOLISHED and new house being built***	R- 649 Demolition All Other Bldgs Res / Demolition	1855 WESTLAKE DR	VOID	Yes
22	2010-056372 BP	2010-056372 BP	Demolish residence. ***ALREADY DEMOLISHED and new house being built***	R- 645 Demolition One Family Homes / Demolition	1855 WESTLAKE DR	VOID	Yes
23	2010-056371 PR	2010-056371 PR	Re-permitting for expired demolition permit numbers 2009-046172-BP & 2009-046173-BP. Demolish residence and detached garage. ***ALREADY DEMOLISHED and new house being built***	R- 645 Demolition One Family Homes / Demolition	1855 WESTLAKE DR	Approved	Yes